

LAKEWOOD PLANNING BOARD

AGENDA

Tuesday, October 27, 2015

6:00 P.M.

1. FLAG SALUTE & CERTIFICATION OF COMPLIANCE

"The time, date and location of this meeting was published in the *Asbury Park Press* and posted on the bulletin board in the office of the Township of Lakewood at least 48 hours in advance. The public has the right to attend this meeting, and minutes of this meeting will be available for public inspection. This meeting meets the criteria of the Open Public Meetings Act."

2. ROLL CALL

3. SWEARING IN OF PROFESSIONALS

4. MEMORIALIZATION OF RESOLUTIONS

1. **SD 2076 Joan Hertz**
Miller Road Block 11.01, Lots 3.01 & 4.08
Minor Subdivision to realign lot lines
2. **SP 1947A Congregation Pri Aharon**
East County Line Road Block 208, Lot 163
Amended Preliminary and Final Major Site Plan for a school (existing) and dormitory
3. **SP 1883 Sudler Lakewood Land LLC**
Oak Street & Paco Way Block 1160.04, Lot 54 & 383
Extension of approved Preliminary and Final Major Site Plan
4. **SP 2011 Sudler Lakewood Land LLC**
Route 70 & Paco Way Block 1160.04, Lot 49
Extension of approved Preliminary and Final Major Site Plan
5. **SP 2079 Sudler Lakewood Land LLC**
Oak Street & Paco Way Block 1160, Lot 240 & 251
Extension of approved Preliminary and Final Major Site Plan
6. **SD 2066 Yehoshua Frankel**
Albert Avenue Block 827, Lots 1 & 3.02
Minor Subdivision to create four lots
7. **SD 2073 ARM Realty and Construction**
East Fifth Street Block 189.01, Lot 178
Minor Subdivision to create two lots

8. **SP 2139AA Yossi Adler**
Chestnut Street Block 1094, Lot 1
Change of Use/Site Plan Exemption to convert existing house to a school

9. **SP 2135 Somerset Development**
East County Line Road Block 174.11, Lots 41.01, 42, & 43.07
Preliminary and Final Major Site Plan for a retail and grocery store

10. **SD 2068 Lakewood Investments, LLC**
Williams Street Block 411, Lots 18, 20, 22-24, 73, & 81
Preliminary and Final Major Subdivision to create seventeen lots (16 duplex units and 1 single-family)

11. **SD 2027A ARM Land Group LLC**
Bergen Avenue Block 246, Lots 25 – 28, 36, 37, 64
Amended Preliminary & Final Major Subdivision to create twenty fee-simple duplex lots (10 buildings)

12. **SP 2137 Masoras Avos**
Congress Street Block 536, Lot 10 & 17
Preliminary & Final Major Site Plan for an addition to an existing school

Comment [a1]: No medical office uses; garbage must be at least 50' from adjacent residential property lines; Maximum of SU-40 truck to service the site (or as shown on the traffic circulation plan to be approved by Board Engineer); existing building, where grocery store is leaving, to be limited to retail use only; New parking spaces to be dedicated to grocery store patrons during business hours, title 39 to be granted so police can enforce; trees and supplemental fencing, as approved by Board Engineer, to be installed along adjacent residential property lines; basement of grocery is to be for storage only

Comment [a2]: 1 basement apt each unit only

Comment [a3]: 20' front setback variance to Route 88 whereas 25' is required; 1 basement apt each unit only

Comment [a4]: none

5. PLAN REVIEW ITEMS*

1. **SP 2147AA 301 Madison, LLC**
Madison Avenue Block 92, Lots 10 & 11
Minor Site Plan for grading and drainage changes
Applicant is requesting a combined plan review and public hearing this date

6. PUBLIC HEARING

1. **SD 2091 Fire House Holdings LLC**
Clover Street & Bergen Ave Block 245, Lots 8 & 10
Minor Subdivision to create six fee-simple duplex lots

2. **SP 2133 Jack Aviv**
Vassar Avenue Block 1602, Lot 122
Preliminary & Final Major Site Plan for a storage building

Comment [a5]: Notice

3. **SD 2071 Esther Weiser**
South Street Block 855.05, Lot 29
Minor Subdivision to create two lots

Comment [a6]: Notice

4. **SD 2075 Gefen Construction**
East Seventh Street Block 223, Lot 3
Minor Subdivision to create two lots

5. **SD 2077 S. Greenes**
Idalia Avenue Block 1051.04, Lot 9
Minor Subdivision to create two lots

6. **SD 2078 Nathan Lowinger**

Park Terrace Block 208, Lot 152
Minor Subdivision to create two lots

Comment [a7]: Notice

7. **SD 2079 Joseph Gutterman**

St. Nicholas Ave Block 278, Lot 2
Minor Subdivision to create two lots

8. **SP 2138 Flea Market Developers, LLC**

Route 70 Block 1077, Lot 22 & 23
Preliminary & Final Major Site Plan for a mixed use development

9. **SP 2060B Toms River Torah Center**

Seminole Drive Block 2, Lot 38
Preliminary and Final Major Site Plan for an addition to the existing school

10. **SP 2048A 945 Airport, LLC**

Airport Road Block 1160.01, Lot 222
Amended Minor Site Plan for a warehouse with parking lot and storage changes

7. **PUBLIC PORTION**

8. **APPROVAL OF MINUTES**

- Minutes from the October 13, 2015 Planning Board Meeting

9. **APPROVAL OF BILLS**

10. **ADJOURNMENT**

***The public is advised that the Board has the authority to hold plan review and public hearing for any project in one meeting. This agenda is a draft agenda and is subject to change before and during the meeting as deemed appropriate by the Board.**